



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077

COMMITTEE ON ZONING, PLANNING AND HOUSING

Voting Members:

Ron Menor, Chair
Tommy Waters, Vice Chair
Brandon J.C. Elefante
Ann H. Kobayashi
Joey Manahan

AGENDA ADDENDUM

REGULAR MEETING
COMMITTEE MEETING ROOM
THURSDAY, JANUARY 23, 2020
10:00 A.M.

SPEAKER REGISTRATION

Persons wishing to testify are requested to register to speak by 10:00 a.m. as follows:

- a. On-Line at <http://www.honolulu.gov/ccl-testimony-form.html>;
- b. By faxing to 768-3827 your name, phone number and the agenda item;
- c. By filling out the registration form in person; or
- d. By calling 768-3825.

Persons who have not registered to testify will be given an opportunity to speak on an item following oral testimonies of the registered speakers.

Each speaker limited to a **one-minute** presentation.

WRITTEN TESTIMONY

Written testimony may be faxed to 768-3827 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting.

If submitted, written testimonies, including the testifier's address, e-mail address and phone number, will be available to the public on both the City Council's pilot website: www.honolulu.citycouncil.com as well as the City's legacy DocuShare Website.

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MATERIALS AVAILABLE FOR INSPECTION

Meeting materials ("*board packet*" §92-7.5, HRS) are available for public inspection at the Council Information and Records Section's service window at Room 202 in Honolulu Hale (530 S. King St.).

Accommodations are available upon request to persons with disabilities, please call 768-3825 or send an email to potto1@honolulu.gov least three working days prior to the meeting.

The meeting is viewable by: (1) internet live streaming through www.honolulu.citycouncil.com and http://olelo.granicus.com/MediaPlayer.php?publish_id=92; (2) televised live broadcast on Olelo TV Channel 54; or (3) after the meeting, viewable at <http://www.honolulu.citycouncil.tv>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822, charges may apply.

THIS ADDENDUM PROVIDES DESCRIPTIONS OF AMENDMENTS TO AGENDA ITEM NOS. 4 AND 7.

4. **RESOLUTION 20-6 – KAPOLEI PARKWAY AFFORDABLE RENTAL PROJECT.** Approving and authorizing the Mayor or the Mayor's designee to enter into a development agreement between the City and KG Kapolei Parkway, LLC, for the development of an affordable rental project at the Kapolei Parkway Lots 6 and 7, 91-0 Kapolei Parkway, Kapolei, Hawaii, on the corner of Kapolei Parkway and Kunehi Street and Kapolei Parkway and Wakea Street. (Transmitted by Communication D-16)

PROPOSED CD1 TO RESOLUTION 20-6 (Submitted by Councilmember Menor)
– The CD1 (OCS2020-0081/1/21/2020 3:45 PM) makes the following amendments to the text of the Resolution:

- A. Revises the resolution title and first WHEREAS clause, to clarify the description of the Request for Proposals and the Development Agreement.
- B. Moves the fifth and sixth WHEREAS clauses to appropriate areas of the resolution.
- C. In the fifth WHEREAS clause, adds reference to Departmental Communication 808 (2019).
- D. In the seventh WHEREAS clause, adds that the Developer is seeking a net fixed rent of \$1.00 per year.
- E. In the eighth WHEREAS clause, clarifies that the Project consists of at least 404 affordable studio, one-bedroom, two-bedroom, three-bedroom, and four-bedroom rental units to be rented to households earning 60 percent and below of the AMI; at least 21 units will be rented to households earning 30 percent and below of the AMI, and one additional unit will be reserved for an onsite staff member.
- F. Adds a ninth WHEREAS clause to provide that the Developer may designate certain areas within the Project for commercial use.
- G. Adds a tenth WHEREAS clause to provide that the Project includes a parking lot with 674 parking stalls (41 of which will be reserved for individuals with disabilities), and nine loading spaces.

- H. Adds an 11th WHEREAS clause to provide that other Project amenities available to tenants include recreation rooms, laundry rooms, outdoor parks, and outdoor passive recreation areas; and that the Project will include a preschool with enrollment preference given to Project tenant families.
- I. Adds a 12th WHEREAS clause to provide that the Developer will obtain approval to subdivide a portion of the parcel into four lots, and that the Project will be developed on two of the subdivided lots.
- J. Adds a second to the last WHEREAS clause to provide that the Development Agreement is attached to the resolution as Attachment 1 (instead of Exhibit A), and the form of Lease is attached to the Development Agreement as Exhibit C.
- K. Conforms the language of the BE IT RESOLVED clause to the standard authorizing language for this type of resolution.
- L. In the BE IT FINALLY RESOLVED clause, adds the Mayor as a recipient of a copy of the adopted resolution.
- M. Makes miscellaneous technical and nonsubstantive amendments.

THE PROPOSED CD1 also makes the following amendments to the Development Agreement attached to the resolution as Attachment 1 (instead of Exhibit A):

- N. Adds a new Section 2.2.8 to require the Developer to include, as a part of the Project, a preschool with enrollment preference given to Project tenant families.
- O. Makes miscellaneous technical and nonsubstantive amendments.

(Amendments to the Development Agreement are noted in a redlined version of the document).

7. **BILL 25 (2019), CD1 – RELATING TO ADOPTION OF THE STATE ENERGY CONSERVATION CODE.** Regulating the design and construction of residential and commercial buildings for the effective use of energy through the adoption of the State Energy Conservation Code (2017), subject to the local amendments herein. (Bill passed Second Reading and Public Hearing held 9/4/19)

PROPOSED CD2 TO BILL 25 (2019), CD1 (Submitted by Councilmember Elefante) – The CD2 (OCS2020-0079/1/21/2020 10:04 AM) makes the following amendments to SECTION 3 of the Bill:

- A. Amends item (12) to amend Subsection C402.2.3 ("Thermal resistance of above-grade walls) to include reference to mass walls. In condition 1 of the exception, deletes references to overhangs with a projection factor equal to or greater than 0.3.
- B. Adds a new item (13) to amend Table C402.4 ("Building Envelope Fenestration Maximum U-Factor and SHGC Requirements") by amending Exception b to provide an exception for jalousie windows. Renumbers subsequent items.
- C. Adds a new item (15) to amend Subsection C402.4.5 ("Area-Weighted SHGC") to provide that for commercial buildings, an area-weighted average of fenestration products will be permitted to satisfy solar heat gain coefficient ("SHGC") requirements. Also adds an exception for jalousie windows. Renumbers subsequent items.
- D. Adds a new item (18) to amend Subsection C406.1 ("Requirements") to require buildings to comply with at least one of the requirements set forth in that subsection. Renumbers subsequent items.
- E. Amends renumbered item (20) relating to electric vehicles to add Subsection C406.8, Subsection C406.8.1, Table C406.8.1, Subsection C406.8.2, and Table C406.8.2. The new provisions:
 - 1. Require that all newly-created parking stalls for newly-constructed residential multi-unit and commercial buildings comply with one of the electric vehicle readiness compliance pathways specified in Subsection C406.8.1 or Subsection C406.8.2;
 - 2. Delete the "AC Level 1" row in Table C406.8.1 ("Charge Methods Electrical Rating") and amend the "AC Level 2" row; and

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3. Add Table C406.8.2 ("Electric Vehicle Readiness Points-Based Compliance Values").
- F. Amends renumbered item (27) to revise Subsection R401.2.1 ("Tropical zone") to delete condition 13 relating to jalousie window requirements.
- G. Amends renumbered item (28) to revise Table R402.1.2 ("Insulation and Fenestration Requirements by Component") to:
 1. Under "Climate Zone 1 – Mass Wall R-Value," lists 3/4 or NR;
 2. Amends footnote j relating to mass wall R-values; and
 3. Adds a new footnote k to exempt jalousie windows from SHGC requirements.
- H. Amends renumbered item (29) to revise Table R402.2.1 ("Window SHGC Requirements"), to add an exception for jalousie windows.
- I. Adds a new item (30) to amend Subsection R402.2.5 ("Mass walls"), to revise the requirements and exceptions. Renumbers subsequent items.
- J. Amends renumbered item (31) to revise Subsection R402.3.2 ("Glazed fenestration SHGC") to add an exception for jalousie windows.
- K. Adds a new item (32) to add Subsection R402.4.1.3 ("Sampling") to regulate air infiltration/duct testing for production home buildings. Renumbers subsequent items.
- L. Amends renumbered item (33) to revise Subsection R403.5.5 ("Solar water heating") to require that new single-family dwellings include a solar water heater system that meets the standards established by HRS Section 269-44, unless a variance is approved pursuant to HRS Section 196.5.
- M. Amends renumbered item (34) to revise Subsection R403.6.2 ("Ceiling fans – Mandatory") to require whole house mechanical ventilation systems to comply with efficacy requirements of Table R403.6.1. Provides an exception for production home building.
- N. Amends renumbered item (35) to add a new Subsection R404.2 ("Solar conduit and electrical panel readiness") to set forth solar conduit and electrical panel readiness requirements.

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- O. Amends renumbered item (36) to add a new Subsection R404.3 relating to electric vehicle readiness, to require that in addition to what is required by the Electrical Code, if a building permit application involves the installation of an electrical panel and parking area for a detached dwelling or duplex, a dedicated receptacle for an electric vehicle must be provided with a minimum AC Level 2 charge.
- P. Adds a new item (38) to revise Table R407.1 ("Points Option") to add provisions relating to mass walls. Renumbers subsequent items.
- Q. Makes miscellaneous technical and nonsubstantive amendments.

PROPOSED CD2 TO BILL 25 (2019), CD1 (Submitted by Councilmember Kobayashi) – The CD2 (OCS2020-0080/1/21/2020 10:41 AM) makes the following amendments:

- A. Amends item (17) relating to electric vehicles to add Subsection C406.8, Subsection C406.8.1, Table C406.8.1, and Subsection C406.8.2. The new provisions:
 - 1. Require that new residential multi-unit and commercial buildings must comply with Subsection C406.8.1 and Subsection C406.8.2, respectively;
 - 2. In Subsection C406.8.1, requires that new residential multi-unit buildings that have eight or more new parking stalls must construct one electric vehicle charger-ready parking stall for every four new units built, or alternatively, must be equipped to achieve no less than one compliance point for every four new units built based on the electric vehicle charger ready compliance points in Table C406.8.1;
 - 3. Adds Table C406.8.1 to reflect "Charge Methods Electrical Rating" requirements;
 - 4. In Subsection C406.8.2, requires that new commercial buildings that have 12 or more new parking stalls must construct one electric vehicle charger-ready parking stall for every _____ off-street parking stalls required, or alternatively, must be equipped to achieve no less than one compliance point for every _____ off-street parking stalls required, based on the electric vehicle charger-ready compliance points in Table C406.8.1.

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5. Allows new residential multi-unit buildings and new commercial buildings to propose alternatives to meet electric vehicle charger requirements by using future advancements in electric vehicle technology.
- B. Amends item (24) to revise Subsection R401.2.1 ("Tropical zone") to delete Condition 3 (which requires a 90 percent renewable energy source for water heaters). Renumbers subsequent conditions.
- C. Adds a new item (28) to add Subsection R402.4.1.3 ("Sampling") to regulate air infiltration/duct testing for production home buildings. Renumbers subsequent items.
- D. Amends renumbered item (29) to revise Subsection R403.5.5 ("Solar water heating") to require that new single-family dwellings include a solar water heater system that meets the standards established by HRS Section 269-44, unless a variance is approved pursuant to HRS Section 196.5.
- E. Amends renumbered item (30) to revise Subsection R403.6.2 ("Ceiling fans – Mandatory") to require whole house mechanical ventilation systems to comply with efficacy requirements of Table R403.6.1. Provides an exception for production home building.
- F. Amends renumbered item (31) to add a new Subsection R404.2 ("Solar conduit and electrical panel readiness") to set forth electrical solar conduit and electrical panel readiness requirements.
- G. Amends renumbered item (32) to add a new Subsection R404.3 relating to electric vehicle readiness, to require that in addition to what is required by the Electrical Code, if a building permit application involves the installation of an electrical panel and parking area for a one-family and two-family detached dwelling, the electric panel and parking area must be electric vehicle charger ready with a minimum Level 1 charge.
- H. Makes miscellaneous technical and nonsubstantive amendments.

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Related communication:

D-642 (2019) Department of Planning and Permitting, submitting response to Councilmember Fukunaga's request at the September 4, 2019 Council meeting.

RON MENOR, Chair
Committee on Zoning, Planning and
Housing